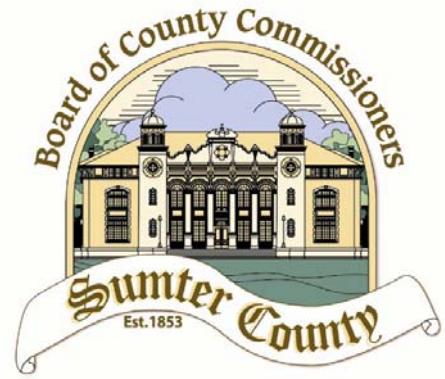


Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **December 11, 2006**

Members Present-

Roberta Rogers-Chairperson/Director, Skip Lukert-Building Official, Aimee Webb-Development Coordinator and Vice-Chairperson, Marie Keenum-911 Coordinator, Keith Hunter-Environmental Health Director, Barry Ginn-Ginn Engineering, Brad Cornelius-Planning Manager, Karen Parker-Secretary, and Bill Stevens-Public Works.

The meeting convened at 2:00 p.m.

Approval of Minutes-

Mr. Cornelius made a motion to approve the minutes from November 27, 2006. Mrs. Keenum seconded the motion and the motion carried. Mr. Stevens addressed a correction to the minutes concerning the Maricamp, LLC/Bison View project. The minutes will be corrected and re-posted on the web site.

Mr. Cornelius amended the motion to include the requested correction. Mrs. Keenum seconded the amended motion and the motion carried.

Mr. Ginn joined the Committee as County Engineer for the non-Villages projects.

NEW BUSINESS:

New Life Ministries Educational Building – Medium Development - Conceptual Review

Ken Barrett, H & B Engineering, Pastor Hannah, and Charles, church member were present and requested conceptual approval to construct a 2,640 square foot church educational building, two (2) paved handicap parking spaces, grass parking, and a driveway. Mrs. Webb's comments consisted of correcting the setback information along CR 229, C-462, and the easement for ingress and egress, listing the surrounding land uses, correcting the zoning classification for the subject property and the property to the north, providing the building dimensions on the plans, providing the permits or exemptions from Sumter County Public Works and Southwest Florida Water Management District, providing drive aisles for 2 way traffic at no less than 24' wide, placing the fine amount on the handicap parking sign, indicating on the plans how many days per week the new building will be utilized, and stabilizing the entrance drive and parking area. Mr. Cornelius, Mr. Lukert, and Mr. Hawkins had no comments. Mrs. Keenum stated an address will be needed for the new building. Mr. Hunter inquired about the location of the well, existing septic tanks, and if a Florida Department of Environmental Protection permit had been obtained. Mr. Barrett stated they will connect to the well at the existing church, all existing wells on this parcel will be abandoned, and they do have a Florida Department of Environmental Protection permit. Engineering comments consisted of providing the land use and zoning for all adjacent parcels, addressing how potable water will be provided to the building, indicating how many people will utilize the site, providing drive aisles at 24' wide when utilizing 90 degree parking,

and providing a detail for the stabilized grass driveway and drive aisle areas. Mr. Stevens' comments consisted of showing a 35' incoming radius for the driveway, and a 35' dedicated right-of-way on the plans.

Mr. Hawkins arrived at 2:05 p.m. during the above discussion.

Mrs. Webb moved to approve the conceptual plan subject to all comments being addressed on revised plans. Mr. Cornelius seconded the motion and the motion carried.

Mrs. Rogers requested the remaining agenda order be changed with the consent of the Committee. The Committee agreed to change the remaining order of the projects. The remaining projects were heard in the following order.

Dr. Novak's Office – Medium Development – Conceptual Review

Ken Barrett, H & B Engineering, was present and requested conceptual approval to construct a 5,000 square foot building for a dentist office, including a second professional office, parking lot, and retention pond. Mrs. Webb's comments consisted of listing the surrounding future land uses on the plans, labeling the driveway radii, providing the handicap parking space dimensions with a typical sign detail, providing Type B screening on the south property boundary, locating the dumpster in a safe location, correcting the parcel number on Sheet 1, correcting the flood zone map date on Sheet 1, providing the setbacks to the building corners, indicating the possibility of additional right-of-way dedication, providing a letter from the City of Bushnell for the sewer connection, labeling the plans as conceptual or preliminary, clarifying the "A" in the proposed legend, providing the permits or exemption from Sumter County Public Works and Southwest Florida Water Management District, and providing a dumpster enclosure detail. Mr. Cornelius, Mrs. Keenum, Mr. Lukert, Mr. Hawkins, and Mr. Stevens had no comments. Mr. Hunter inquired as to whether the existing residence has a septic tank. Engineering comments consisted of labeling the zoning line differentiating between the two zoning classifications, labeling the setback lines on the north, east, and west boundaries, and showing an appropriate buffer between dissimilar land uses and zoning classifications.

Mrs. Webb moved to approve the conceptual plan subject to all comments being addressed on the revised plan. Mr. Stevens seconded the motion and the motion carried.

Hidden River Ranches – Major Development – Preliminary & Engineering Review

Jeff Tuchband, Developer, and Louis Leon, engineer, were present and requested preliminary and engineering approval to develop a 60-unit subdivision with an equestrian theme. Mrs. Webb's comments consisted of providing a preliminary plan signed and sealed by an engineer, providing a detailed location map, correcting the zoning classification on Sheet 1, and submitting documentation required by the Master Plan Development zoning classification in Section 13-332(a)(9)(5)(b, d, e, & f). Mr. Cornelius stated he had reviewed the project and found it to be consistent with the plan amendment and rezoning. Mrs. Keenum inquired about the access to the cemetery. Mr. Lukert inquired about the timeline for the future/proposed recreation areas. Mr. Hunter asked if the advance treatment septic system will be used, in which Mr. Tuchband replied yes. Mr. Hawkins stated he had not received a copy of the Declarations, in which he was provided a copy during the meeting. Engineering comments consisted of providing a readable Vicinity Map on the cover sheet, providing a copy of the permit for gopher tortoises and any other environmental permits, providing a copy of all drainage calculations, providing dimensions of pavement widths/right-of-way widths/roadway radii/water retention area dimensions/and any other dimensions including horizontal control, providing finished contours to show how the grading of stormwater management facilities/swales/roadways/berms, etc. tie into the existing

grade, providing a driveway profile on Sheet 4 to show a smoother transition, providing a driveway culvert on CR 575, providing roadway profiles for Baseline A and B, providing a station equation for Baseline A near Station 9+00 on Sheet 5, indicating the type of inlets being used, providing a culvert hydraulic analysis attached to Inlet 3 and 4, providing match lines and page references on each sheet for the roadway profiles, providing discharge weir data for each stormwater management facility on the plans, labeling the property boundary on Sheets 8 and 9, providing the minimum finished floor elevations and lot grading schemes, labeling the profile for Baseline B, providing additional contour lines to aid in the review process, providing a legible finished grade profile elevation on Sheet 11, revising the ditch bottom inlet on Sheet 14, providing the location of all speed limit signs, indicating the access for recreational vehicle parking on the south side of the property, indicating the 100 year flood elevation associated with the on-site wetland, and providing a cross section of each stormwater management facility. Mr. Stevens' comments consisted of providing 15" calculations for the culverts and showing the minimum radii.

Mrs. Rogers excused herself at 2:45 p.m., and Mr. Cornelius assumed the chairperson position. Upon her return at 2:47 p.m., Mrs. Rogers resumed as chairperson.

Mr. Ginn moved to table this project until additional information and revised plans are submitted. Mr. Cornelius seconded the motion and the motion carried.

Michael's Floor Covering – Major Development – Preliminary & Engineering Review

Jack Rife, Caldwell Construction Company, Inc., Marc Maier, McKean & Associates Engineers, Inc., and Michael Carpenter, property owner, were present and requested preliminary and engineering approval to construct a 4,500 square foot commercial building with four (4) units. Mr. Stevens' comment consisted of providing a copy of the Florida Department of Transportation permit. Engineering comments consisted of labeling the plans as "Preliminary and Engineering", providing the projected number of employees and the maximum building heights in the site schedule, providing a copy of the Florida Department of Transportation permit, providing stage/area data for the pond with drainage calculations, providing revised pre- and post-development model calculations, providing a copy of the post-development hydrograph input data used in the Modret analysis, providing dimensional data on the plans for the drainage retention area construction, showing the building setback lines, justifying the use of an on-site well, septic tank, and disposal field, showing the proposed water and wastewater services on the plans along with cleanouts/inverts and slopes on any gravity sewer service, revising the calculations for the crest length, completing worksheet number 2, providing a table indicating the pre-development rate and volume adjacent to the post-development rate and volume, indicating the construction and reinforcement of pipe P-1, and confirming the minimum asphalt and limerock thickness along with revising the detail. Mrs. Webb explained she has been working with the engineer and has one remaining comment consisting of removing note #3 on the site plan. There was discussion regarding the ability to connect to City of Bushnell water and sewer services. Mr. Rife indicated that no service was available. Mr. Ginn and Mr. Hunter believe that service is available. Mrs. Webb will contact Bruce Kennedy, with the City of Bushnell, concerning availability of city utilities on this parcel. Mrs. Webb will forward her findings to the Development Review Committee for a consensus on the requirement to connect to central water and sewer. Mr. Hawkins, Mr. Lukert, Mrs. Keenum, and Mr. Cornelius had no comments. Mr. Hunter inquired as to what is located to the north of this project.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Ginn seconded the motion and the motion carried.

Mr. Stevens moved to adjourn. Mr. Lukert seconded the motion and the motion carried.

Meeting adjourned at 3:00 p.m.